

## 30th Anniversary Interview with Unicoi Springs *continued from Page 1*

The Unicoi Springs Security team is available and on duty for the owners once the daytime staff leaves. They make hourly rounds throughout the Resort and are available to anyone who needs assistance.

Our Security vehicle has a manual loudspeaker system and a siren in the event of emergencies for the most expeditious notification to guests and owners in the Resort. This assures our guests that they will be apprised of any situation where they need to vacate their campsites and take cover when necessary.

A Severe Weather Warning System is also in place at the Resort. This system communicates with the National Center for Weather information and will alert anyone within a one mile radius of weather emergencies

Unicoi Springs is a secure and gated resort where owners of all ages rest assured that their camping experience is safe and enjoyable.

The final complement of Unicoi's full-time staff is the Housekeeping Department. This is a diligent and conscientious team responsible for the daily cleaning of the Clubhouse, the rentals, the bathhouses, the kitchen and Activity Building and the grounds surrounding them. Periodic deep cleaning of these areas is scheduled throughout the season with a massive, "to-the-core", "strip down to the walls" effort during the two month closing of the Resort. Our cheerful and helpful "cleaning machines" add to the Welcoming Committee of Unicoi Springs.

Unicoi Springs participates in the Drug-Free Workplace program and participates in on-going training and certification in CPR. A mechanical heart defibrillator is located in the Front Office and the staff is trained in its usage in the event of an emergency.

Permanent storage facilities for golf carts and RV's is another plus for those owners who wish to leave their vehicles in the Resort between visits. Another duty of the Maintenance Staff is the safe transport from the storage areas to and from reserved sites and full-hookups for owners with handicaps.

Many of our owners lend a hand on a volunteer basis with landscaping and build-

ing projects further instilling their sense of pride in the Resort.

Unicoi Springs' activities programs have been the cornerstone of our owner's camping experience from day one. Over the years, the activity program has taken shape to bring as much, or as little involvement as each owner wishes.

From nightly card games in the Clubhouse with pool tournaments happening simultaneously, to weekly potlucks, karaoke, workout and craft classes, monthly outings of the Red Hat ladies, annual holiday celebrations and Summer Day Camp brought to us by the Georgia Mountain Ministry for the children; there is something for everyone. Even those wanting the solitude of a puzzle, quietly reading or surfing the internet on the porch or by the fireplace are enjoying the experience. There are many diehard volunteers who have donated endless hours and labor for the enjoyment of others. We are fortunate to have so many willing and hard-working volunteers, but we always welcome more. The monetary pay is non-existent, but the time and effort can be very satisfying to the soul with the extra bonus of meeting other owners.

### Unicoi Springs is a long time member in the Coast to Coast system. Is Unicoi Springs a Classic or Deluxe resort?

We are a Classic Coast to Coast Resort allowing qualified members to stay with us 7 days at a time twice a year. We proudly acknowledge that we have been named both a 5-Star and now a Prestige Resort since our first year.

### Describe the kind of experience that traveling Coast to Coast members can expect when they stay at Unicoi Springs.

Our Coast to Coast visitors are given the same reservation consideration, warm welcome and friendly service as our owners. Once they arrive for their stay, they ARE Unicoi owners, in fact, no one outside of the Office is even aware they are not deeded owners until they mention it. We are happy

to say that several of our owners first became acquainted with the Resort as visiting Coast to Coast members who decided to purchase and become a part of our family.

### Is there a certain type of camper/traveler that is most comfortable at Unicoi Springs? How do the tent campers and the luxury campers get along?

This is the easiest question to answer! From the hiker who brings his tent in his backpack to the luxury-oriented camper bringing a 40' rig with 4 slide-outs – the consensus is the same - Unicoi Springs is the place to be!

A perfect example of how they get along would be when the guest of an owner came to hike and stay in a tent during a stormy time of the year. As soon as the weather became problematic, more than a few of our owners made inquiries as to his welfare, brought him soup and finally invited him to stay in their dry RV's.

### There are many outstanding resorts across the country. What is there about Unicoi Springs that is truly unique?

Unicoi Spring's uniqueness lies in the fact that the first impression of serene beauty and welcome does not disappoint anyone who stays here.

The family atmosphere extends to any visitor. The concern and consideration to each and every owner and visitor is ingrained in every employee and Board Member. The saying "they never meet a stranger" describes our owners. If someone needs a hand, there is always one outstretched. We are not just a "vacation spot", we truly are a home away from home.



# The Springs Communicator

"An Official Publication of the Board of Directors"

## 30th Anniversary Interview with Unicoi Springs

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### In Memoriam

To the family and friends of these owners, we send our condolences. Please help us recognize anyone whose name has been unintentionally omitted.

John D. Baird  
William (Bill) G. Craig  
Raymond Carver  
Horace Coone  
Mary Deduck  
Cleon Eubanks  
Gladys Gabriel  
Revenette Gilbert  
Ralph McDonald  
Lewis F. Owens  
Kenneth Purcell, Sr.  
Dwight Spivey  
Rebecca White  
William Willis  
Richard Yeomans

You will be missed..

Visit us on the web at [www.unicoisprings.com](http://www.unicoisprings.com)

### How would you describe the vision and mission of Unicoi Springs and how has that changed and/or developed since its opening in 1983?

When Unicoi Springs Camp Resort was conceived in 1983, the vision was to have a scenic, quality, safe and secure place for families to vacation for a weekend or two full weeks a month of every season. This vision has been a constant since that time and will remain the driving force in the operation of Unicoi Springs Camp Resort in the future.

### What is significant about the move from Unicoi Springs being owned and operated by Joseph Vandegriff and Tollgates Properties to being owned and operated by the Resort's members?

Our "family resort" became "family run" with familiar and respected members of our community taking a "hands-on approach to maintaining our mission. Serving on the Board of Directors is a selfless act of the highest caliber, putting the elected individuals both in the line of fire and at the heartbeat of the Resort. Those who have chosen to serve in this manner have

sacrificed much of their time to make this Resort the five star experience we all share.

### What do you hope/plan to accomplish in the future?

With our initial goals in place, we hope to maintain our Resort with the same care and pride for many years to come. One of the things we are most proud of is having several three-generation and four-generation owners and multi-ownerships within family groups. What better confirmation that our dream is being realized than this? We like to think of our ownerships as heirlooms which can be passed down from one family member to another and the source of the fondest childhood memories for our youngest owners, many who have grown up here and now bring their own children. Our desire is to remain the premier RV resort in our area and the country by continually rebuilding and modernizing our facilities to meet the needs of today's RV camping consumer and his family.

### You can't be in business for this long without doing a lot of things right. What has Unicoi Springs done right?

Ideally, an owner-operated resort becomes the manifestation of the desires of those owners and Unicoi Springs personifies that.

An effective seven-member Board of Directors comprised of owners who represent not only the owners in their decision-making, but also the employees who keep it running smoothly. They have built a strong financial base to support this effort, all the while keeping the maintenance costs to owners very affordable. This same concern has kept our ownership pricing very competitive in the market. Our current cost of ownership is \$3,500 for a lifetime ownership and includes the only other fee required – a yearly maintenance fee of \$375. One of the biggest misconceptions is that we are charging \$3,500 a year to camp. It is a pleasant task to break the news that this is not at all the case.

Competent staffing in the Office to coordinate reservations and scheduling, guest check-in and departure, the camp store, customer service, billing, sales and marketing. A Maintenance Staff comprised of qualified workers certified in every phase of construction and repair who continuously re-certify their training to meet the ever changing demands of keeping the Resort upgraded and maintained at the same high level of quality Unicoi Springs is known for. Timely repairs and replacement of equipment, buildings and rental units keep our Resort in top-notch condition year 'round.

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## A Message from The President

2013 – The Covenant will be renewed. And yes, after 30 years it does need a face lift. We have volunteers and are ready to resume suggesting changes to our governing document. I just want to assure everyone that we do not have a tight deadline. I had always thought that we needed this done by autumn, but after consulting

with our attorney I have been assured that we can make changes to this document anytime. So thank you, volunteers, for working diligently; however, don't feel pressured. If you don't get this monumental task fully completed, it will just simply renew, as is, and we change it when you are finished with

this project. I just can't thank everyone enough for taking on this task. Our owners are just the greatest! I'm looking forward to a fun filled 30<sup>th</sup> Anniversary celebration! See you soon.

*Kathy Davis, President  
Board of Directors*

## Howdy and Welcome!

This year, you will be seeing quite a few new faces at the Park. An early 30<sup>th</sup> Anniversary event held in September, 2012 – the “7 Day Super Sale” resulted in 34 new owners in addition to 5 more who purchased at the Atlanta Camping and RV Show. These folks purchased directly from the Resort, but they are not the only new faces. Several more new own-

ers are the result of personal transactions between them and other owners. To those of you who just joined us – we welcome you and are so glad you are here!

You are now a part of our community and a part of our family. We hope that you will want to participate in the activities, the board meetings, perhaps even run for the Board.

Remember, this is your park and your opinion is valued. If you need assistance, come to the Front Office, Security or any board member. We are here to help in any way we can. To our seasoned owners...if you see a new face, take a moment to say “Hello” and introduce yourself to a new family member.

## Gentle Reminders

●As mentioned in the November Communicator, every board meeting in 2013 will be an Open Meeting. The schedule of meetings is posted on the website and on the Owners Board in the Front Office. One change has been made to the original schedule. The May meeting, originally scheduled for May 18<sup>th</sup> has been changed to Friday, May 17<sup>th</sup>. This change will allow for more preparation time for the Homecoming. This change has been made on the schedules posted.

●The Board of Directors has decided to waive the \$25 cleaning deposit for the use of the Activity Building. To reserve the Activity Building, an owner shall use their unit number in lieu of a \$25.00 deposit. However; use of the building does come with the responsibility of leaving it clean, turning off specified appliances and returning the keys as outlined in “Kitchen Inspection Check Off Sheet”. The Activity Committee specified certain volunteers to make a final inspection releasing your responsibility. If it is not

left properly cleaned, there will be a cleaning bill. Check with the Office to contact the volunteer.

●Please adhere to the 10 mile per hour speed limit throughout the Park and stop at each stop sign.

●Take a virtual tour of Unicoi Springs Camp by Googling “You Tube Unicoi Springs Camp Resort”. You can also click on a link on the home page of our website. Share it with your family and friends.

## Unicoi Springs Homecoming Celebration

In this, our 30th year, the treasured Chapel Homecoming now becomes the Unicoi Springs Homecoming Celebration—aptly named since all owners were invited and participated in this annual tradition hosted by the Chapel and its hardworking and dedicated committee.

The Chapel members made the decision to dedicate the funds formerly used to finance the Homecoming to the many charity projects they have assisted in the past and also focus on

new ones in need.

Anyone who has spent time at Unicoi Springs knows that the Homecoming is a rite of Spring and the beginning of a wonderful season at the Park. The 30th Anniversary edition of the Unicoi Springs Homecoming Celebration will be held at noon in the Clubhouse on Sunday, May 19, 2013. Everyone is invited and asked to bring two dishes to share. The Park will provide ham, turkey, iced tea, lemonade, plates, cups and utensils. Mark your calendars, get

out your best recipes and plan to join us for some scrumptious food and good fellowship. Our fondest desire is to make those who created this event proud and that it will continue to be a part of the Unicoi Springs tradition. This is another opportunity to request volunteers in the preparation of the food the Park will provide in addition to cleaning up when it ends. If you are interested, please let Marvin Hill or David Stover know that you would like to help.

## Springtime Spruce Up

Once the winter work has been completed, this will be the year that every site in front of the Clubhouse will be updated, enlarged and beautified. 14 sites in Area 3 will have the remaining 50 amp electric, site lights and pad and deck extensions, including handrails.

Be sure to take some time to drive through the Park and see which ones have new walls, which ones have patio extensions and which ones have new parking areas.

If you enjoyed the tent camping area in the past, you will love the facelift it received. Check out the new steps and

ramp going up to the parking area. The ramp, in particular, will make unpacking a lot easier and allow you to get down to the business of camping a whole lot sooner.

Ask for a free black and white map in the Office so you can make notes of your new favorite sites. (Maps are updated with all the new information every year.) As always, we have the double sided full color map and site detail chart on sale for \$5.00. Both of these items are also on the Unicoi Springs website for your convenience. Follow the simple instructions enabling you to enlarge

and zoom in on this information as you make reservations.

Your homework assignment is to familiarize yourself with the sites so that you can enlarge your choice of favorites when it comes time to make reservations...and yes, it's okay to keep your research and findings secret!

As experienced owners know and new owners will discover, the keys to getting the sites you want is to make timely reservations and educating yourself about the sites in reference to your needs and your camper.

## Atlanta Camping and RV Show—2013

Our second year of participation in this popular show brought us 5 new owners and introduced Unicoi Springs to several hundred new prospects. Joyce Tallman and Christine Hubal coordinated, publicized, packed, set up and worked the show.

The Front Office staff spent hours personalizing giveaways with Unicoi information and preparing a postcard mailing to our database of prospective buyers. Several board members attended and offered assistance during the three day event.

Another record crowd, including many of our owners, visited this popular venue for selling campers and places to use them. As Martha Stewart would say “This is a good thing.”

## Volunteer Database

We have so much unused talent and experience among our owners. In November, forms were mailed to each owner in case they wanted to become part of a “go to” database of owners for skills, talents, consultation and/or opinions. Janet Templeton has offered to compile this information into

a database that could be accessed when help is needed. Be assured that this information will not be given out or shared with the general membership. It will be kept in the office to be readily accessed by the Board. If you would be willing to

share your expertise and experience, print out the form from our Document Library on the website and send this information to Janet Templeton, PO Box 705, Aripeka, FL, 34679 or email it to her:

[happysnowbirds@yahoo.com](mailto:happysnowbirds@yahoo.com).

## Big Plans for a Big Year

In preparation for the 2013 camping season, the usual activities are in the planning stages.

The major holidays and all the things you love about them – the cookouts, the dances, the games and prizes will be back. (Tickets are required for the cookouts. The cost been increased to \$6.00 a plate.) The weekly card games, pool tournaments, craft classes, water aerobics, Walk Away the Pounds, karaoke and potlucks are waiting in the wings.

The ever popular Vacation Bible School will return for the children of all ages during the months of June and July with much appreciation to the Georgia Mountain Ministries and their dedicated volunteers. But wait....this year we are planning an activity extravaganza with a special event for each month to celebrate our 30<sup>th</sup> Anniversary. If you have any ideas, special requests or a talent you care to share, bring it on!

Several dedicated owners step up year after year to help in numerous ways. They expect nothing in return and add so much to the spirit and enjoyment of Unicoi Springs. Just like Jello, “there's always room for more”... Volunteers and Merry Makers, that is! Marvin Hill and David Stover will be heading up the fun and frolicking this year and they can use all the help they can get. Let's make this a year to remember!